

**DEDICATION INSTRUMENT FOR
CLIFFS AT LAKE BELTON PHASE II
IN THE CITY OF MORGAN'S POINT RESORT
BELL COUNTY, TEXAS**

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, Kachina Development, LLC, a Texas limited liability company, hereinafter referred to as Grantor, is the sole owner of that certain tract of land containing 17.644 acres out of and a part of the G.C. Frailey Survey, Abstract No. 327, City of Morgan's Point Resort, Bell County, Texas and more particularly described by metes and bounds in field notes prepared by Turley Associates, Inc. attached hereto and incorporated herein for all purposes for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantor does hereby adopt the plat of the 17.644-acre tract (the "Property"), which plat designates Cliffs at Lake Belton Phase II, a subdivision in the City of Morgan's Point Resort, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said Property shall be by reference to said plat and dedication. Grantor does hereby dedicate, give, grant, and convey to the City of Morgan's Point Resort, Texas, together with its assigns and franchises furnishing public utilities to the subdivision, hereinafter collectively referred to as "Grantee", for public use forever, the utility and drainage easements as shown on the plat, upon, over, and through the said Property for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant and convey to the City of Morgan's Point Resort, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights-of-ways to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements and rights-of-way, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said City of Morgan's Point Resort, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the _____ day of _____, 2023.

KACHINA DEVELOPMENT, LLC
a Texas limited liability company

Bill Gurasich, President and General Manager

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This instrument was acknowledged before me on the _____ day of _____, 2023 by Bill Gurasich, President and General Manager of Kachina Development, LLC, a Texas limited liability company on behalf of said corporation.

Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Turley Associates, Inc.
301 N. 3rd Street
Temple, Texas 76501